



UNITED STATES MARINE CORPS

MARINE CORPS AIR BASES WESTERN AREA MIRAMAR
PO BOX 452001
SAN DIEGO CA 92145-2001

ABO 11011.1B

CP&L

18 APR 2000

AIR BASES ORDER 11011.1B

From: Commander
To: Distribution List

Subj: ENCROACHMENT CONTROL PROGRAM

Ref: (a) MCO 11011.22A

1. Purpose. To establish guidelines and responsibilities for early identification and control of encroachment on Marine Corps operations and real property at Marine Corps Air Bases Western Area (MCABWA).

2. Cancellation. ABO 11011.1A.

3. Definition. Encroachment is any action planned or executed in the vicinity of a Marine Corps installation or normal area of operations which inhibits, curtails, or possesses the potential to impede Marine Corps mission performance or otherwise adversely affects Marine Corps interests. Further, encroachment is not limited to the immediate civilian community. Although structural development is the most often cited example of encroachment, the actions of county, state, and other federal agencies which regulate land use can also be potential sources.

4. Background. With urbanization, regional population shifts, and environmental/natural resources restrictions, Marine Corps installations are experiencing increasing encroachment threats. The nature of military operations has been undergoing dramatic changes with new and more sophisticated weapons systems being fielded each year. Many of these systems are larger, louder, and require more isolation from civilian communities. This combination of population growth, environmental/natural resource restrictions, and new military hardware has often placed Marine Corps installations at cross purposes with their surrounding civilian neighbors. In order to maintain mission readiness and operational capability of MCABWA, an active program designed to identify, prevent, and control encroachment threats is established.

18 APR 2000

5. Discussion. Encroachment problems vary in both nature and magnitude. The growth of communities surrounding installations may generate pressures for expansive, higher intensity development which can interfere with the successful execution of an activity's mission or its operational capability. Encroachment pressures from off-station residential, commercial, industrial, or public development reduce flexibility which may and curtail the Marine Corps ability to meet mission essential training and support requirements, ammunition use or storage, create interference with communications, and conflict with air station traffic patterns of this installation. New regional transportation infrastructure, commercial and industrial development, residential expansion, and recreational activities should be recognized as potential constraints to Marine Corps operational flexibility to support evolving mission requirements. They frequently act as magnets that attract further development in adjacent areas and by their very nature are growth inducing. Aircraft transportation systems encroach in a variety of ways. One potential encroachment on Marine Corps activities is the increased airspace congestion as commercial, general aviation, or military flights increase. Additionally, escalating regulatory encroachment in environmental compliance to include natural resource conservation legislative actions, have been established. These laws are either prohibitive in nature or mandate that certain requirements be met to protect the environment or natural resource. Based on the above, early recognition of potential encroachments and careful assessment of likely impacts is essential. Systematic, routine monitoring of community and regulatory trends provides a basic means for early detection of potential impacts of affects caused by encroachment.

6. Action

a. Community Plans and Liaison Officer (CP&LO). The CP&L Officer, MCABWA will be the central point of contact on all encroachment issues within MCABWA's sphere of operations, and will provide policy guidance, monitoring, education, and tasking of responsibilities for accomplishing encroachment control. The CP&L Officer will advise the Commander, MCAWBA on all issues pertaining to the subject matter. In addition the MCABWA CP&LO is designated as the primary action office for encroachment on the MCABWA Staff and will ensure the following:

(1) Coordinates the MCABWA Encroachment Control Program pursuant to the guidelines contained herein. In addition to those actions contained in the reference, the program will include the following:

18 APR 2000

(a) A noise complaint trend analysis program using the noise complaint report or an appropriate substitute.

(b) A formal presentation addressing noise and encroachment issues to be provided upon request to community organizations, homeowners associations, etc.

(c) A command visitation program to host concerned individuals regarding issues of noise, encroachment, and land development.

(d) An indoctrination and refresher training program for host and tenant organization key personnel to include aircrew and air traffic control personnel.

(2) As directed, represent the Commander, MCABWA during negotiations or meetings with local officials, community groups and land owners.

(3) As required, provide assistance to air station commanders for the establishment and implementation of their respective encroachment control programs.

b. Counsel, MCABWA. The counsel for the Commander, MCABWA will be responsible for providing legal guidance on encroachment issues affecting MCABWA installations.

c. Air Station Commanders. Air Station commanders shall establish encroachment control programs in accordance with the guidelines established in the reference and herein.

d. Public Works Officer

(1) Ensure on-base facilities usage remains consistent with policies recommended to local jurisdictions for off-base land use regulation.

(2) Coordinate facilities issues that involve local governmental or private entities with the CP&L Officer.


T. A. CAUGHLAN
Chief of Staff

DISTRIBUTION: A